

Approved Minutes

City of Bloomington

Development Review Committee

July 1, 2014, 9:20 AM

McLeod Conference Room

Bloomington Civic Plaza – 1800 West Old Shakopee Road

Staff Present

Kent Smith (Assessing) 952-563-8707

Duke Johnson (Bldg. & Inspection) 952-563-8959

Jen Desrude (Engineering) –Chair 952-563-4862

Denise Dargan (Engineering) 952-563-4629

Michael Centinario (Planning) 952-563-8921

Dennis Fields (Planning) 952-563-8925

Kim Czapar (Police) 952-563-8808

Randy Quale (Parks & Rec) 952-563-8876

<i>Item 2 - Formal</i>	Tony's Appliance
<i>Previous DRC Appearance</i>	March 3 and June 10, 2014
<i>PC Hearing</i>	7/24/2014
<i>Application type</i>	Final Site and Building Plan
<i>Case number</i>	10933A-14
<i>Staff contact</i>	Centinario, Michael (952-563-8921)
<i>Proposal</i>	<p>A final site and building plans application has been submitted for the redevelopment project located at 8722 Lyndale Avenue. The project was informally reviewed at DRC on March 4 and June 10th, 2014.</p> <p>The project entails demolition of an existing single family home and Ray's Radiator building and construction of a three tenant, 5,550 square foot retail center on the 0.715 acre lot. Two of the three tenant spaces are proposed to be Tony's Appliance and a popcorn shop. The other space would initially be vacant.</p> <p>Site plan depicts direct access to the site from Lyndale Avenue S. One revision from previous drafts of the plan is that access to Aldrich has been removed.</p>
<i>Plat name</i>	Unplatted
<i>Decision maker</i>	Planning Commission
<i>Reviews</i>	DRC; Planning Commission; Watershed District
<i>Contact 1</i>	Tony Boerner - tony@tonysappliance.com - 612.916.1373
<i>Contact 2</i>	Susan Whalen - susan.whalen@efhco.com - 952.890.6450 2999 County Road 42, Suite 206, Burnsville, MN 55306
<i>Contact 3</i>	Michael Whalen - mwhalen@efhco.com - 952.890.6450 2999 County Road 42, Suite 206, Burnsville, MN 55306

Guests Present

Mike Whalen: mwhalen@efhco.com - 952.890.6450

Susan Whalen: susan.whalen@efhco.com - 952.890.6450

Madison Whalen: madison.whalen@efhco.com

Discussion/Comments:

- Michael Centinario (Planning):
 - Final site and building plan for 8722 Lyndale Ave. Tony's Appliance and two other tenants, one being a popcorn retail shop.
- Randy Quale (Park and Recreation): No comment
- Kent Smith (Assessing): No comment
- Jen Desrude stated that Erik Solie from Environmental Health might have comments about popcorn shop and wells on property. (Erik's phone number is 952-563-8978).
- Duke Johnson (Building and Inspection):
 - Provided packet for the architect. Packet contains codes that have been adopted from City of Bloomington, erosion control bond and landscaping bond forms, plan review Q&A, and a SAC questionnaire.
- Jen Desrude (on behalf of Fire Prevention):
 - Truck access needed. Template was sent through Submittal. Plan was provided to Michael Centinario. Laura McCarthy will need to make sure this is an acceptable solution.
- Kim Czapar (Police): Provided general guidelines to guests.
- Jennifer Desrude (Engineering):
 - Public Works comments provided. The biggest issue is stormwater. Steve Segar with Engineering Water Resources has been talking to Michaellea (Whelan). There is a severe flooding problem on Lyndale Ave, just south of this location.
 - There is no storm pipe in front of property on either side. The low point on Lyndale is located just south of this location. Cannot add any more volume of stormwater to that system.
 - Trying to figure out if there is a way for site to overland flow and sheet drain out to Aldrich and not tie into a pipe, or divide water between Aldrich and Lyndale so that less volume goes to Lyndale
 - Whalen asked if there might be a creative solution for this. Desrude said there may be, but additional stormwater volume cannot go to Lyndale.
 - Grades on Aldrich are not heading south, they go north. Sheet drain to Aldrich.
 - Will need to talk with Steve Segar and Michaellea.
 - Whalen asked for clarification for what can be on Lyndale. Desrude stated that there is already sheet flow going out to Lyndale and draining into catch basins. Cannot have any additional volume.
 - Existing conditions to Lyndale was calculated at just over 7,000 cubic feet of volume to Lyndale in 100-year event. Proposing 9,000 cubic feet of volume. Rate is fine, discharging slowly over time. Volume is the problem.
 - A future meeting will need to happen with Steve Segar, Jen Desrude, and Michaellea to discuss stormwater in greater detail.
 - 9 Mile Creek permit is required.
 - Utilities comments are on Public Works sheets. SAC determination for Met council. Bottom of page 4. Whalen said it would be submitted when permit is submitted.
 - Two additional permits may need to be applied for: Minnesota Department of Health for Water Service, and MPCA Sanitary Sewer Extension. Please get in contact with them quickly. If they say no permit needed, let Desrude know via email (jdesrude@BloomingtonMN.gov).
 - Grease interceptor – popcorn shop is air pop only. There is very little likelihood of this changing. Dennis Fields said a concern is that other foods will be cooked there in the future and will be a future City concern.

City Code requirement limits grease. This will be left up to tenants as to if a grease interceptor will be installed now or if a future tenant would need to install one later (retrofit).

- Michael Centinario (Planning):
 - Landscaping – Site plan does show 13 trees and 49 shrubs which meets code requirements for landscaping.
 - Parking – 31 stalls as code requirement. Site has 31 stalls.
 - Building materials – Elevations picked a mix of brick, glass, ceiling base EIFS, metal trim. Architect included calculations on trim areas which did not exceed the maximum allowed 15%.
 - Signs are handled administratively.
 - Centinario will look at how the code reads. Will be allowed two primary signs rather than one primary and one secondary, since there is frontage on both Aldrich and Lyndale.
 - Centinario stated that drawings show signs on three elevations. A decision will have to be made on north or south elevations, which sign to take down.
 - Whalen asked if all tenants could have signs on the south elevation.
- Fields stated that there would be sign allocation with multiple tenants on the side. All tenants would be permitted signs so long as the signs were within the square footage allowance. Since this is a multiple-tenant building, uniform sign design needs to be created. Planning would check that all signs meet City Code requirements for how much signage the building would get.
- Susan Whalen asked if tenants are laid out how they are, can they have other tenant signs on one tenant's space. Fields confirmed that they can. Two sides of building and a monument sign.
- Centinario stated that there are setback standards for monument signs – 20 foot setback.
- Trash – Showing internal access trash room. Will need to see access points to trash room. If popcorn facility does not have access to internal trash area, Environmental Health and Zoning would require a trash facility in tenant space.
 - Fields stated that it cannot be accessed through outside. Retail can access through exterior. Must be internal corridor or separate internal trash room.
- Lighting Plan – Lighting plan was submitted. 90 degree cutoff fixtures. A couple areas may need more lighting. City will work with lighting contractor. Will add a condition of approval that lighting plan needs to meet code standards before a permit is issued.
- Emergency access – needs comments from Fire Marshall. Centinario to follow up with Laura McCarthy for feedback on turning exhibit.
- This is scheduled for July 24 Planning Commission Meeting. No deviations being requested.
- Jen Desrude to send dates to Mike Whalen for meet times to talk through water issues.